



## **PLANNING COMMISSION**

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**Wednesday, October 24, 2018**

**7:00 PM**

**Rockville City Hall**

**Mayor and Council Chambers**

**Meeting No. 17-2018**

### **AGENDA**

Gail Sherman, Chair

Don Hadley  
Charles Littlefield  
Sarah Miller

Anne Goodman  
John Tyner, II  
Rev. Jane E. Wood

Jim Wasilak, Staff Liaison  
Cynthia Walters, Deputy City Attorney  
Eliot Schaefer, Assistant City Attorney

#### **1. Review and Action**

- A. Final Record Plat Application PLT2018-00575, for Approval of a Final Record Plat for an Existing Deeded Lot in the MXTD (Mixed Use Transit District) Zone at 50 Monroe Place; RST Development LLC, Applicant**

#### **2. Commission Items**

##### **A. Staff Liaison Report**

##### **B. Old Business**

- 1. Discussion of Planning Commission Operational Improvements**

##### **C. New Business**

##### **D. Minutes Approval**

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1. **Planning Commission - Regular Meeting - October 10, 2018**
2. **Planning Commission - Regular Meeting - September 12, 2018**
3. **Planning Commission - Regular Meeting - September 26, 2018**

**E. FYI/Correspondence**

**3. Adjourn**

**HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS****I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS**

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

**II. PLANNING COMMISSION BROADCAST**

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: [www.rockvillemd.gov](http://www.rockvillemd.gov)
- Replay on Comcast Cable Channel 11:
  - Wednesdays at 7:00 pm (if no live meeting)
  - Sundays at 7:00 pm
  - Mondays, Thursdays and Saturdays at 1:00 pm
  - Saturdays and Sundays at 12:00 am (midnight)
- Video on Demand (within 48 hours of meeting) at: [www.rockvillemd.gov/VideoOnDemand](http://www.rockvillemd.gov/VideoOnDemand).

**III. NEW DEVELOPMENT APPLICATIONS**

- For a complete list of all applications on file, visit: [www.rockvillemd.gov/DevelopmentWatch](http://www.rockvillemd.gov/DevelopmentWatch).

**VI. ADDITIONAL INFORMATION RESOURCES**

- Additional resources are available to anyone who would like more information about the planning and development review process on the City's web site at: [www.rockvillemd.gov/cpds](http://www.rockvillemd.gov/cpds).

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.



Agenda Item #:	A
Meeting Date:	October 24, 2018
Responsible Staff:	Brian Wilson

**SUBJECT:**

Final Record Plat Application PLT2018-00575, for Approval of a Final Record Plat for an Existing Deeded Lot in the MXTD (Mixed Use Transit District) Zone at 50 Monroe Place; RST Development LLC, Applicant

**RECOMMENDATION**

(Include change in law or Policy if appropriate in this section):

Staff recommends approval of the proposed Final Record Plat application, based upon substantial compliance of the plat with the approved Site Plan (STP2018-00326).




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## Overview

**Case:** PLT2018-00575

**Location:** 50 Monroe Place

**Staff:** Brian R. Wilson, AICP  
Planning Division  
240.314.8227  
bwilson@rockvillemd.gov

**Applicant:** RST Development, LLC  
6110 Executive Blvd, Suite 620  
Rockville, MD 20852

**Filing Date:** April 30, 2018

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## Background and Project Description

The site contains 19,841 square feet (0.455 acres) of currently vacant land located in the Town Center Planning Area on the south side of Monroe Place, between Monroe Street and Rockville Pike (MD355). The property is zoned MXTD (Mixed-Use Transit District). The record lot would become Lot 3, Block 3 of the Rockville Town Center subdivision.

The Planning Commission approved Level 2 Site Plan STP2018-00326 for the property on December 17, 2017 to allow for the construction of a 70-unit apartment building with ground floor retail and office space. The apartment project is part of a partnership with Main Street, an organization dedicated to meeting the affordable housing needs for special needs residents.

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## Site Description

**Location:** 50 Monroe Place

**Land Use Designation:** Preferred Residential/Multi Family

**Zoning District:** MXTD (Mixed-Use Transit District)  
**Plat Area:** Approximately 0.455 Acres  
**Current Use:** Vacant Land  
**Proposed Use:** Residential with Ground Level Commercial

Surrounding Land Use and Zoning			
Location	Zoning	Planned Land Use	Existing Use
North	MXTD, Mixed Use Transit District	Town Center – Mixed Use Preferred Office	Office Building, (51 Monroe Street) – 20 stories
East	MXTD, Mixed Use Transit District	Town Center - Preferred Residential/Multi Family	Americana Centre Condominium Building – 13 Stories
South	Park – Park Zone	Public Park and Open Space	James Monroe Park
West	MXTD, Mixed Use Transit District	Town Center – Preferred Residential/Multi Family	Town Center Apartments – 10 Stories

### Previous Related Applications

- HDC2018-00874** – On November 16, 2017 the Historic District Commission (HDC) conducted a Courtesy Review at the request of the Board of Directors of the Americana Centre Condominium to review impacts of the proposed development of 50 Monroe Place on the Americana Centre Historic District. The HDC determined that the proposed development would not negatively impact the historic district.
- STP2018-00326** – Level 2 Site Plan to construct a 70-unit apartment building with ground floor retail. Approved by Planning Commission on December 17, 2017.

### Project Analysis

The proposed application is a Final Record Plat for the property that will contain the previously approved 50 Monroe Place apartment building. The approved project consists of an 81-foot tall building with 70 apartment units, ground floor commercial and office space. Pursuant to the previous related application referenced above, a full analysis of the development project occurred with the site plan (STP2018-00326), approved by Planning Commission in 2017.

The approval of the proposed plat is the next step towards implementation of the approved development project, as the property is not currently a record lot and must become one in order for the property to be buildable. The Final Record Plat has been reviewed by relevant staff and is determined to be in compliance with the prior approvals and the Zoning Ordinance, subject to the recommended conditions of approval.

### Master Plan

The City's 2002 Master Plan places this property within the Town Center Planning Area (Planning Area 1, Neighborhood Plan Adopted in 2001). Specifically, this site is identified as a Preferred Residential/Multi-Family property within the Town Center Master Plan. While the Plan does not specifically discuss Monroe Place within the text, the Plan does highlight the desire to locate high density residential uses closest to the Metro Station. In addition, the Plan discusses a desire to locate commercial uses on the ground floor of mixed use buildings.

### **Zoning Ordinance Compliance**

The site is zoned MXTD (Mixed-Use Transit District). The MXTD Zoning District is the highest intensity use district in the City. The intent of the District is to promote a mixture of land uses in a compatible manner in a pedestrian oriented environment. The only lot requirement in the MXTD Zone is the minimum lot width requirement of ten feet, which the property exceeds. There is no minimum lot area for the zone. Staff has reviewed the proposed plat for Zoning Ordinance compliance and finds it consistent with those requirements.

### **Adequate Public Facilities**

A determination of Adequate Public Facilities was made at the time of the Site Plan application approval.

### **Community Outreach**

Public Notification of the Final Record Plat was made pursuant to the requirements of Section 25.21.11.d ("Notice"). Mailed notification was provided to residents and property owners within the required 750-foot radius. At the time of this report, no comment has been received regarding the Final Record Plat applications. The Site Plan process required neighborhood area meetings at both the Pre-application stage and after the filing of the Site Plan, as well as the review and approval of the Site Plan by the Planning Commission.

### **Findings**

There are no required findings for the approval of the Final Record Plat. The findings were previously made with Site Plan Application STP2018-00326 and the plat is in accordance with that approval and relevant requirements of the Zoning Ordinance.

### **Conditions**

1. The final plat submission should include the original mylar plat, five mylar copies and two paper copies;
2. That bonds be posted and permits obtained from the Department of Public Works for all public and private improvements in accordance with Section 25.21.15 of the City of Rockville Zoning Ordinance.
3. Submission, for review by the City Attorney's office, of the easements and/or maintenance agreements referenced on the plats. Referenced easements include Ingress/Egress easements, stormwater management easements, private storm drain easements, and utility easements, as applicable; and

4. That the Final Record Plat be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the City of Rockville Zoning Ordinance.

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### **Recommendation**

Staff recommends approval of Final Record Plat application PLT2018-00575, subject to the conditions outlined in this report.

### **Attachments**

- Attachment 1.A.a: Project Location (PDF)
- Attachment 1.A.b: Land Use Plan Map (PDF)
- Attachment 1.A.c: Zoning Map (PDF)
- Attachment 1.A.d: Approved Level 2 Site Plan (PDF)
- Attachment 1.A.e: 50 Monroe Place - Final Record Plat (PDF)

**Jim Wasilak**

Jim Wasilak, Chief of Zoning

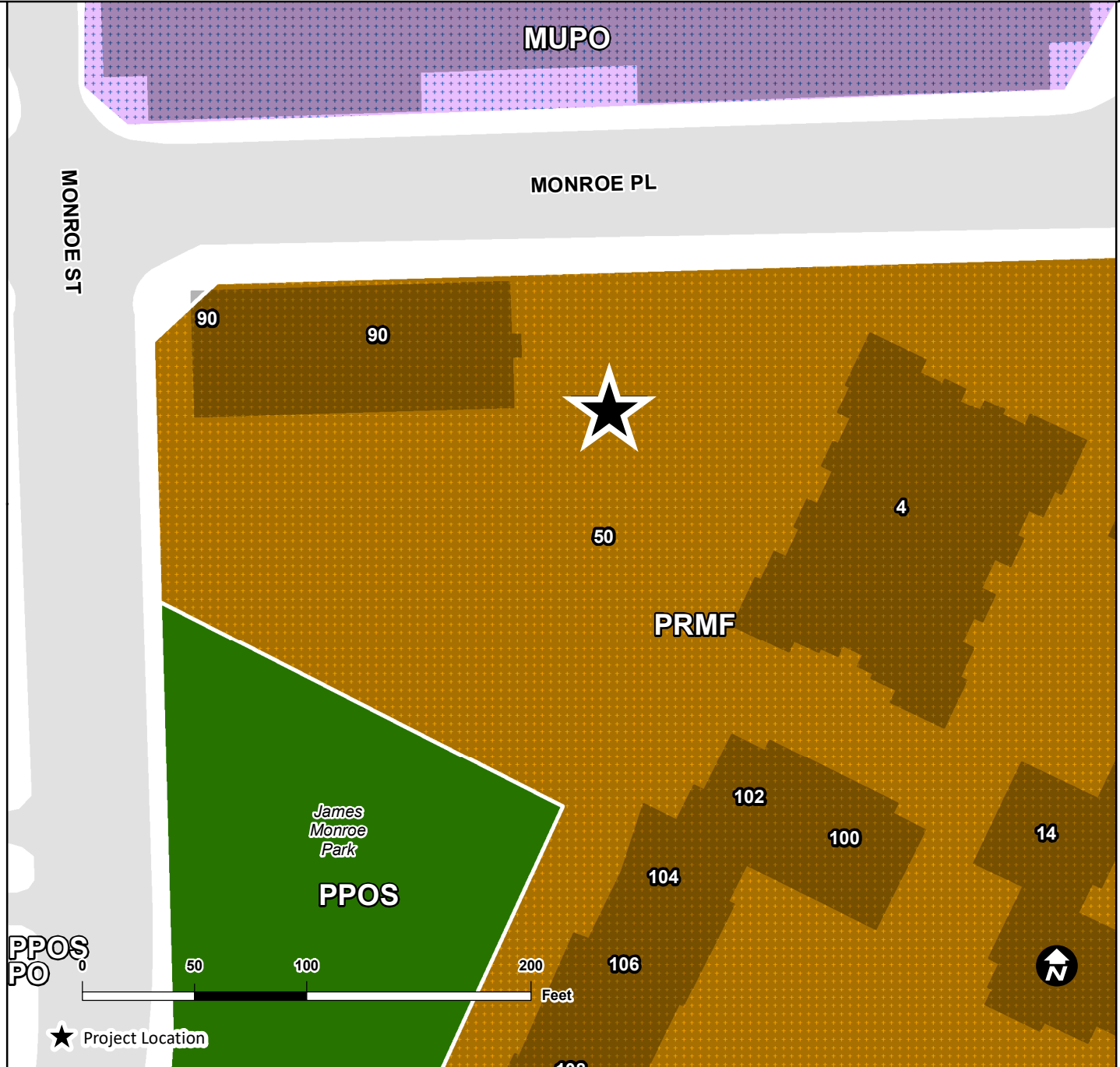
10/17/2018



Case Number STP2017-00326Address: 50 Monroe PlaceProject Name 50 Monroe Place

Attachment 1.A.a: Project Location (2305 : PLT2018-00575 50 Monroe Place)

★ Project Location

Case Number STP2017-00326Address: 50 Monroe PlaceProject Name 50 Monroe Place

Attachment 1.A.b: Land Use Plan Map (2305 : PLT2018-00575 50 Monroe Place)

**LEGEND - Master Plan Land Uses**

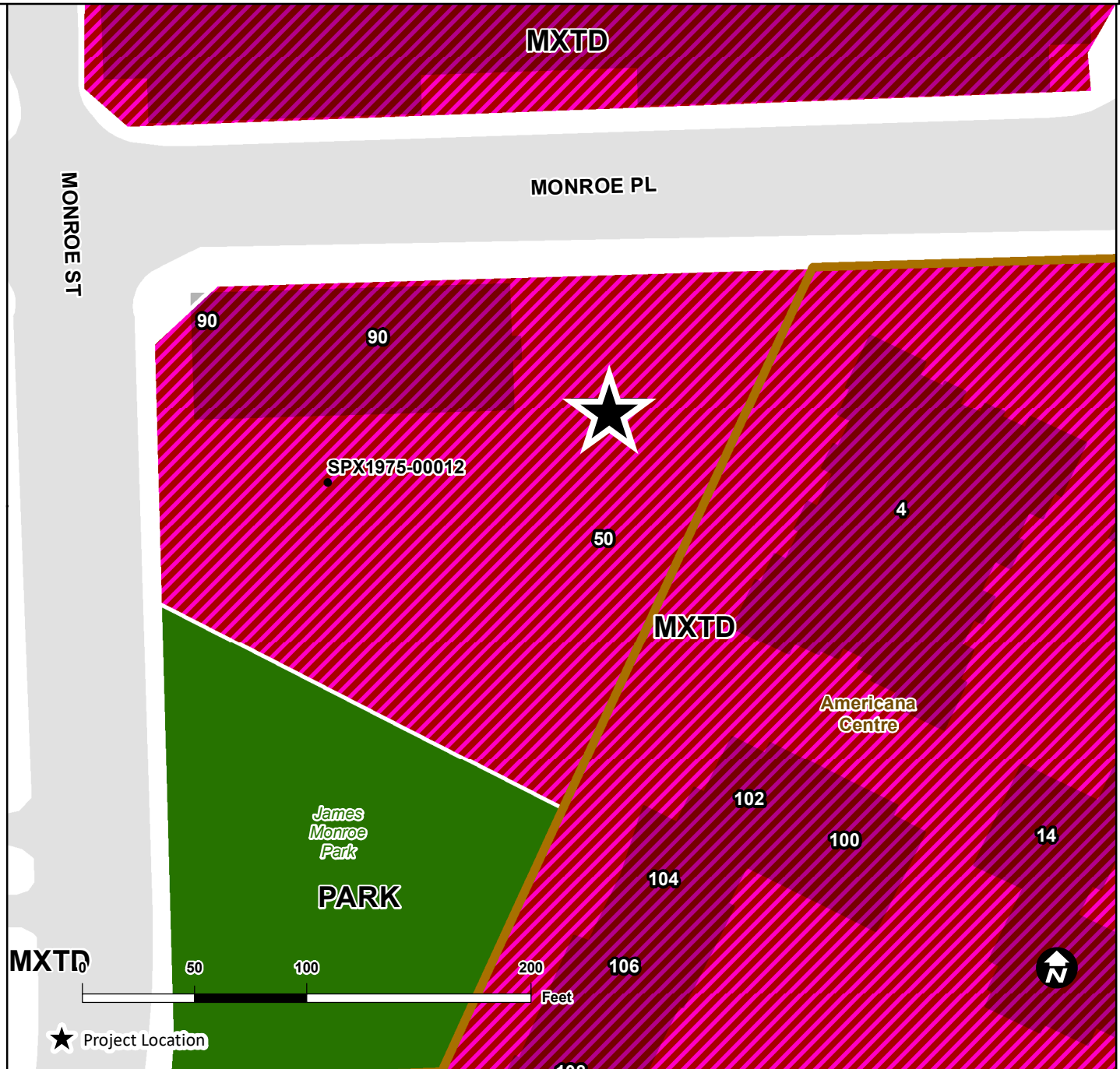
DRL - Detached Residential (Low Density Less Than 2.5 Units Per Acre)	PRSF - Preferred Residential - Single-family Detached	MUI - Mixed Use Industrial
DRM - Detached Residential (Medium Density 2.5 to 4 Units Per Acre)	PRSFA - Preferred Residential - Single-family Attached	PBF - Public Buildings and Facilities
DRH - Detached Residential (High Density Over 4 Units Per Acre)	PRSFAD - Preferred Residential - Single-family Attached/Detached	PI - Public and Institutional
GA - Garden Apartments	PRMF - Preferred Residential - Multi-family	I - Institutional
AR - Attached Residential	PC - Preferred Commercial	PRCA - Private Recreational and Conservation Area
HRA - High Rise Apartments	POLW - Preferred Office/Live Work Space	POS - Private Open Space
NC - Neighborhood Commercial	PO - Preferred Office	PPOS - Public Park and Open Space
GC - General Commercial	MUPO - Mixed-Use Preferred Office	RPR - Rockville Pike Residential
EC - Entertainment Corridor	MUPR - Mixed-Use Preferred Residential	RPCMUD - Rockville Pike Corridor Mixed-Use Development
SI - Service Industrial	MR - Mixed Residential	CPD - Comprehensive Planned Development
RIOP - Restricted Industrial / Office Park	MUC - Mixed Use Commercial	Rockville city limits
RRW - Rail Right-of-Way	MUD - Mixed Use Development	Maximum Expansion Limit



Case Number: STP2017-00326

Address: 50 Monroe Place

Project Name: 50 Monroe Place



Attachment 1.A.c: Zoning Map (2305 : PLT2018-00575 50 Monroe Place)

**LEGEND - Zoning Districts**

	R-400 - Residential Estate
	R-200 - Suburban Residential
	R-150 - Low Density Residential
	R-90 - Single Unit Detached Dwelling, Restricted Residential
	R-75 - Single Unit Detached Dwelling, Residential
	R-60 - Single Unit Detached Dwelling, Residential
	R-40 - Single Unit Semi-detached Dwelling, Residential
	RMD-10 - Residential Medium Density
	RMD-15 - Residential Medium Density
	RMD-25 - Residential Medium Density

	MXB - Mixed-Use Business
	MXC - Mixed-Use Commercial
	MXCD - Mixed-Use Corridor District
	MXE - Mixed-Use Employment
	MXNC - Mixed-Use Neighborhood Commercial
	MXT - Mixed-Use Transition
	MXTD - Mixed-Use Transit District
	PD - Planned Development
	PARK - Park Zone
	IL - Light Industrial

**Zoning Overlays**

	Clusters
	Historic Preservation Parcels
	Lincoln Park Conservation Overlay
	Planned Developments
	Town Center Performance District
	Twinbrook Metro Performance District
	Special Exception



The map illustrates the Monroe Place area, showing its location relative to surrounding streets and land use zones. Key streets include Monroe Avenue, Truck Street, Monroe Place, Monroe Street, East Jefferson Street, and Hungerford Drive. Land use zones are labeled as PD-RCI, MXTD, MXNC, MXCD, and PKG. A specific area is highlighted in gray and labeled 'SITE' with a leader line. Other features include a park, two pools, and parking areas. The map uses dashed lines to delineate different zones and solid lines for streets.

PROJECT DATA TABLE			
Property Description		Parcel 401	
Zone		MXTD	
Existing Site Area		19,841 SF	0.455 AC
PROPOSED USES			
		Permitted / Required	Provided
<b>Multi-Family Residential</b>			
Housing for persons with disabilities			18 du
Efficiency			6 du
1br units			13 du
2br units			29 du
3br units			4 du
<b>Total</b>			<b>70 du</b>
MPDU's (included in total above)		12.5% or 9 du	63 du <sup>3</sup>
<b>Commercial / Institutional</b>			
Restaurant, full service (coffee shop)			1,372 SF
Charitable or philanthropic institution			8,000 SF
Total Commercial / Institutional			9,372 SF
<b>Total Density</b>			<b>82,500 SF</b>
DEVELOPMENT STANDARD (Sec 25.13.05)			
		Permitted / Required	Provided
Building Setbacks			
(b) From any public street		0'	7'
(c) From an adjoining lot			
Side		None, 10' min. if provided	10'
Rear <sup>1</sup>		None, 10' min. if provided	20'
Maximum Building Height		120'	81'
Minimum Lot Width (at front lot line)		10'	92.2'
Open Area (min. 15%)		2,976 SF	3,000 SF
Public Use Space (10% of required open area)		298 SF	300 SF
PARKING (Sec 25.16.03)			
		Parking Rate	Permitted / Required
			Provided
<b>Dwelling Multiple-Unit</b>			
Housing for persons with disabilities	1 sp.. per 3 du @ 18 du	6.00 spaces	
Efficiency & 1BR	1 sp.. per du @ 19 du	19.00 spaces	
2 BR & 3BR	1.5 sp.. per du @ 37 du	49.50 spaces	
<b>Total</b>		<b>74.50 spaces</b>	
<b>Commercial</b>			
Restaurant, full service (coffee shop)	1 sp.. per 50 SF of patron area (420 SF) + 1 sp.. per 80 SF outdoor patron area (200 SF) + 1 sp.. per 2 employees	12.90 spaces	
<b>Institutional</b>			
Charitable or philanthropic institution	1 sp.. per 2 employees @ 5 employees	2.50 spaces	
Total (before reduction)		89.90 spaces	
Transit Station Proximity Reduction (10%)		8.99 spaces	
Shared Use Reduction (10% of residential spaces)		7.45 spaces	
<b>Total</b>		<b>74 spaces</b>	<b>40 spaces <sup>2</sup></b>
Bicycle Parking			
		Parking Rate	Permitted / Required
			Provided
Dwelling Multiple-Unit (persons w/ disabilities 18 du.)			
Short Term	1 sp.. per 100 du	1 space	
Long Term	1 sp.. per 50 du	1 space	
Dwelling Multiple-Unit (52 du.)			
Short Term	1 sp.. per 50 du	2 spaces	
Long Term	1 sp.. per 3 du	18 spaces	
Restaurant, full service (coffee shop)			
Short Term	2 sp.. per 5,000 SF	2 space	
Long Term	2 sp.. per 12,000 SF	2 space	
Charitable or philanthropic institution			
Short Term	2 sp.. per 10,000 SF	2 spaces	
Long Term	2 sp.. per 40,000 SF	2 space	
<b>Short Term Total</b>		<b>7 spaces</b>	<b>8 spaces</b>
<b>Long Term Total</b>		<b>23 spaces</b>	<b>28 spaces</b>

<sup>3</sup> 63 units are proposed to be affordable units, conforming to specific federal guidelines, in lieu of City of Rockville's MPDU guidelines.



A north arrow pointing upwards, labeled "NORTH". To the right of the north arrow is a graphic scale bar with markings for 0, 50', 100', and 200'. Below the scale bar is the text "SCALE: 1" = 100'".

SHEET NO. SP-1



Approval Letter (ENTER PROJECT NUMBER)



ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VIKA MARYLAND, LLC  
0251 CENTURY BOULEVARD SUITE #400  
GERMANTOWN, MARYLAND 20874  
PHONE: (301) 916-4100  
FAX: (301) 916-2262  
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:  
RST DEVELOPMENT, LLC  
6110 EXECUTIVE BLVD  
SUITE, 620  
ROCKVILLE, MD, 20852  
301-816-4243  
M. SCOTT COPELAND  
scott@rstdevelopment.com

## DESIGN CONSULTANTS

ARCHITECTS  
MTFA ARCHITECTURE  
1200 LEE HWY  
ARLINGTON, VA 22207  
703-524-6616  
MICHAEL FOSTER

CIVIL ENGINEERS  
VIKA MARYLAND, LLC  
20251 CENTURY BOULEVARD  
SUITE 400  
GERMANTOWN MD, 20874  
301.916.4100  
BILL ROBINSON

**LANDSCAPE ARCHITECTS**  
**STUDIO 39**  
6416 GROVEDALE DRIVE  
SUITE 100-A  
ALEXANDRIA, VA 22310  
703-719-6500  
JOE PLUMPE

[illegible]

## PROFESSIONAL SEAL



HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A  
FULLY LICENSED PROFESSIONAL ENGINEER UNDER  
THE LAWS OF THE STATE OF MARYLAND. MICHAEL  
GODMAN LICENSE No. 27721 EXPIRATION DATE  
JULY 19, 2018.

50 MONROE  
PLACE

4TH ELECTION DISTRICT  
ROCKVILLE, MARYLAND  
WSSC GRID: 218NW07  
TAX MAP:GR32

## PLAN APPROVALS

DRAWN BY: CAD  
 DESIGNED BY: JC  
 DATE ISSUED: 8/11/2017

PROJECT VM50137A

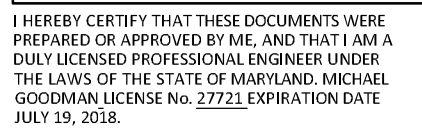




**ARCHITECTS**  
**MTFA ARCHITECTURE**  
3200 LEE HWY  
ARLINGTON, VA 22207  
703-524-6616  
**MICHAEL FOSTER**

**CIVIL ENGINEERS**  
**VIKA MARYLAND, LLC**  
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SUITE 400  
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301.916.4100  
BILL ROBINSON

**LANDSCAPE ARCHITECTS**  
**STUDIO 39**  
6416 GROVEDALE DRIVE  
SUITE 100-A  
ALEXANDRIA, VA 22310  
703-719-6500  
JOE PLUMPE

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4TH ELECTION DISTRICT  
ROCKVILLE, MARYLAND  
WSSC GRID: 218NW07  
TAX MAP:GR32

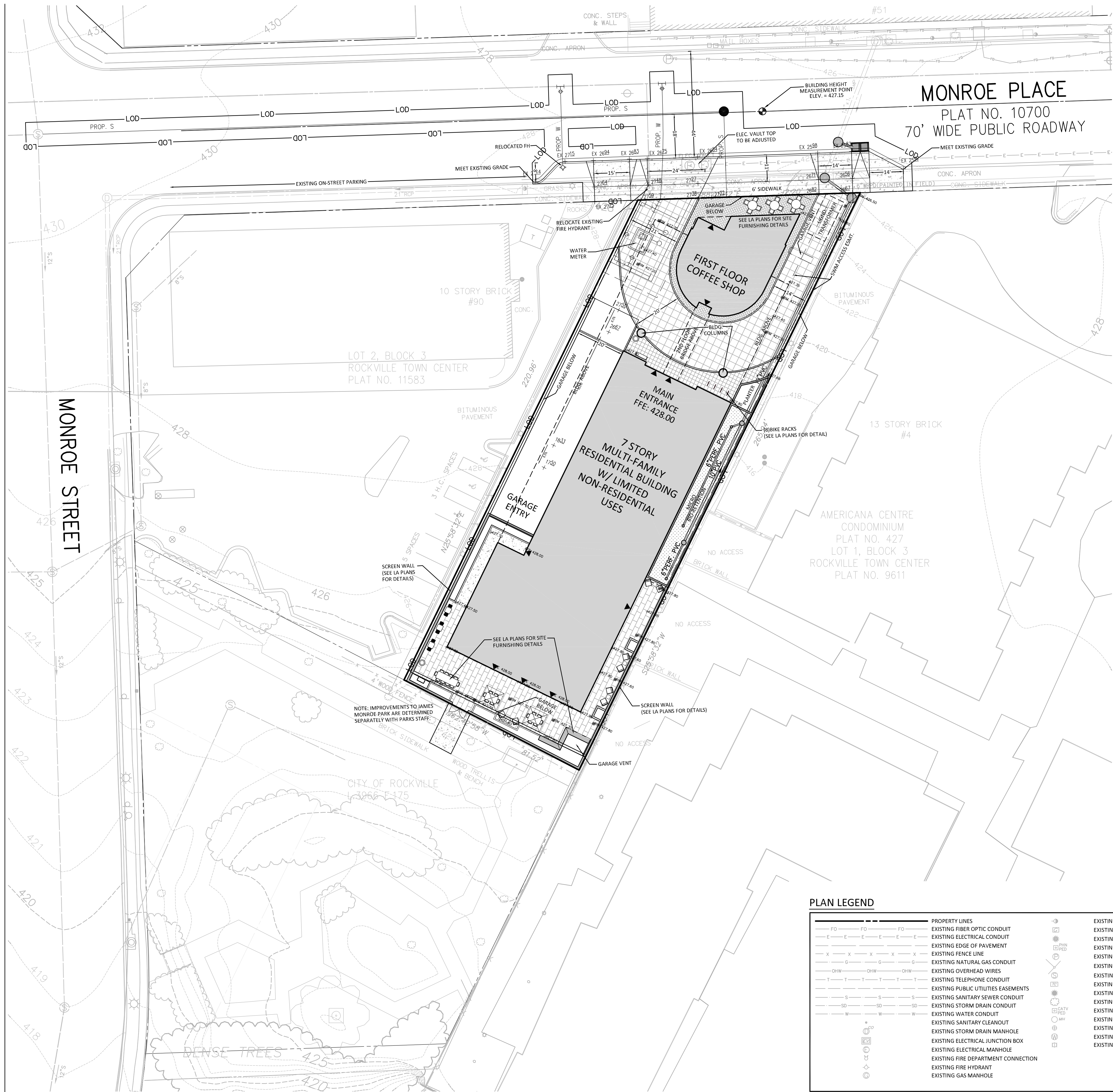
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DATE ISSUED: 8/11/2017

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VIKA  
PROJECT VM50137A

SP-3

Packet Pg. 14



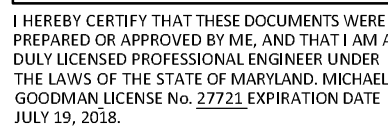




**ARCHITECTS**  
**MTFA ARCHITECTURE**  
3200 LEE HWY  
ARLINGTON, VA 22207  
703-524-6616  
**MICHAEL FOSTER**

**CIVIL ENGINEERS**  
**VIKA MARYLAND, LLC**  
20251 CENTURY BOULEVARD  
SUITE 400  
GERMANTOWN MD, 20874  
301.916.4100  
**BILL ROBINSON**

**LANDSCAPE ARCHITECTS**  
**STUDIO 39**  
6416 GROVEDALE DRIVE  
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703-719-6500  
JOE PLUMPE

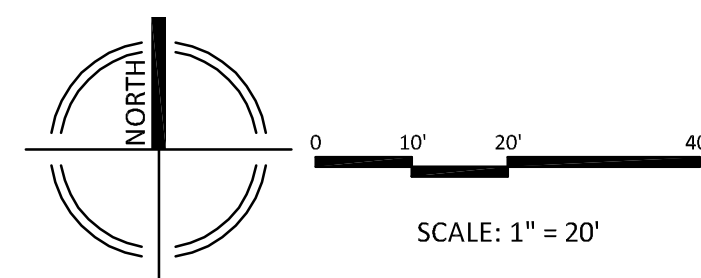
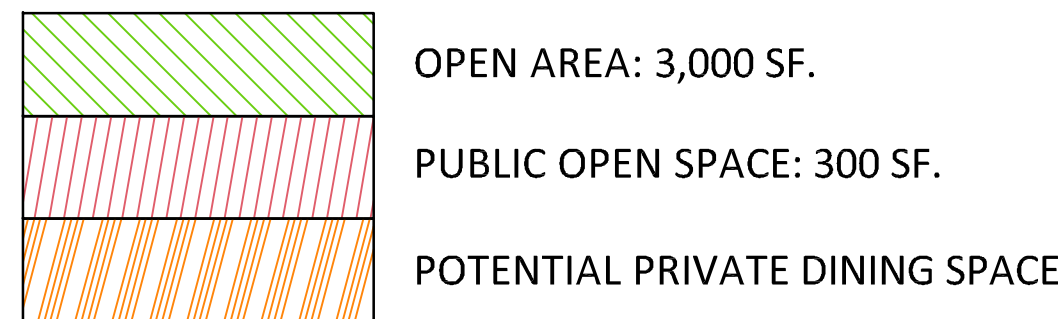
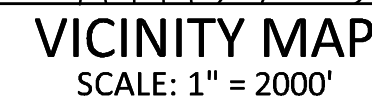
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50 MONROE  
PLACE  
4TH ELECTION DISTRICT  
ROCKVILLE, MARYLAND  
WSSC GRID: 218NW07  
TAX MAP:GR32

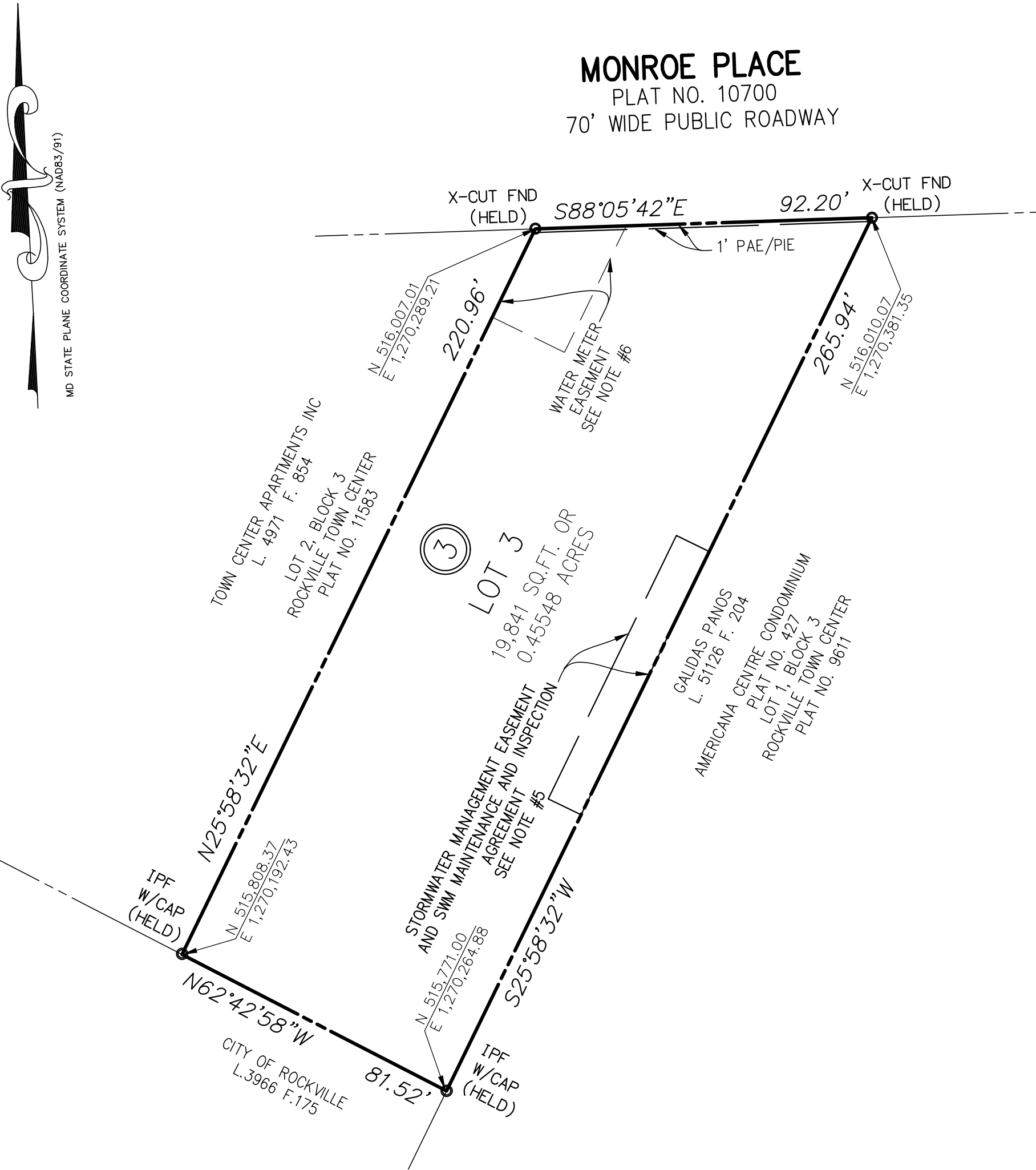
OPEN  
AREA  
EXHIBIT

VIKA PROJECT VM50137A

SHEET NO. SP-4







NOTES:

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GR342 AND IS ZONED "MXTD".
- 2.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE COORDINATE SYSTEM (NAD83/91) AS BASED ON GPS OBSERVATIONS AND CHECKED WITH WSSC STATION 19936, BRASS DISK STAMPED "19936" IN CONCRETE ISLAND AT ROUTE 355 AND ROUTE 28 IN ROCKVILLE. NORTH: 515229.678, EAST: 1271022.532, ELEVATION: 439.302
- 3.) THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE OWNERSHIP PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4.) THE PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER ONLY.
- 5.) A PORTION OF THE PROPERTY SHOWN ON THIS PLAT OF SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED " STORMWATER MANAGEMENT EASEMENT, STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE AGREEMENT " TO BE RECORDED FOLLOWING THE RECORDATION OF THE FINAL RECORD PLAT.
- 6.) A PORTION OF THE PROPERTY SHOWN ON THIS PLAT OF SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED " WATER METER EASEMENT " TO BE RECORDED FOLLOWING THE RECORDATION OF THE FINAL RECORD PLAT.

FOR PUBLIC WATER AND SEWER ONLY

THE CITY OF ROCKVILLE PLANNING COMMISSION  
ROCKVILLE , MARYLAND

APPROVED \_\_\_\_\_

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

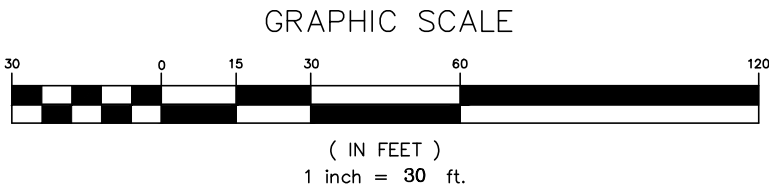
CHAIR \_\_\_\_\_

CITY MANAGER \_\_\_\_\_

LEGEND:	
IPF .....	IRON PIPE FOUND
PB. ....	PLAT BOOK
P. ....	PLAT NUMBER
SQ.FT. ....	SQUARE FEET
L. ....	LIBER
F. ....	FOLIO
FND. ....	FOUND
ESMT .....	EASEMENT
W/ .....	WITH

DATE \_\_\_\_\_

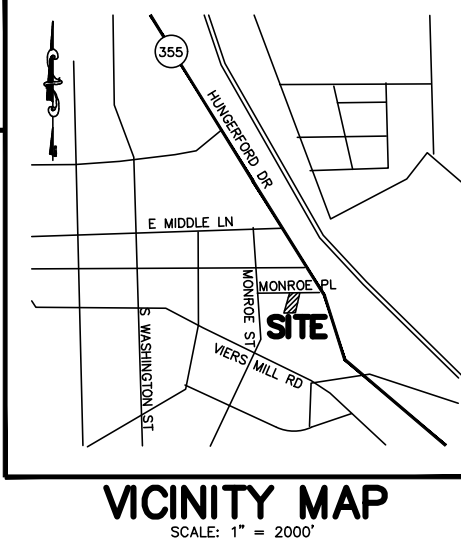
PLAT NO. \_\_\_\_\_



PLAT NO.

AREA TABULATION

LOT 3 .....	19,841 SQ.FT. OR 0.45549 ACRES
TOTAL AREA OF THIS PLAT .....	19,841 SQ.FT. OR 0.45549 ACRES



OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND, GRANT TO CITY OF ROCKVILLE , MARYLAND, THE PUBLIC ACCESS EASEMENT AND PUBLIC IMPROVEMENT EASEMENT SHOWN HEREON AS "1" PAE/PIE" FOR PUBLIC ACCESS, CONSTRUCTION, RE-CONSTRUCTION, MAINTENANCE AND OPERATION OF SIDEWALKS, DRIVEWAY APRONS AND PUBLIC UTILITIES WITHIN SAID EASEMENT.

FURTHERMORE, AS OWNER OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT EXCEPT A CERTAIN DEED OF TRUST DATED \_\_\_\_\_, 2018, AND THE PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR CONSENT.

MAIN STREET AP, LLC, A MARYLAND LIMITED LIABILITY COMPANY

BY: MAIN STREET MANAGER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER  
BY: RST DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: \_\_\_\_\_  
M. SCOTT COPELAND, MANAGER

EAGLEBANK  
WE HEREBY CONSENT TO THIS PLAT OF SUBDIVISION

\_\_\_\_\_  
ANTONIO F. MARQUEZ  
EVP, CHIEF REAL ESTATE LENDING OFFICER

\_\_\_\_\_  
RYAN RIEL  
EVP, SENIOR MARKET EXECUTIVE/CRE LENDING

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT: THE INFORMATION SHOWN HEREON IS CORRECT AND THAT IT IS A PLAT OF ALL OF THE PROPERTY DESCRIBED IN A CONVEYANCE FROM \_\_\_\_\_, PER DEED DATED \_\_\_\_\_ AND RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL PIPES SHOWN THUS AND MONUMENTS SHOWN THUS WILL BE SET AT FINISHED GRADE, IN ACCORDANCE WITH CHAPTER 25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 19,841 SQUARE FEET OR 0.45549 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE \_\_\_\_\_  
JOSHUA G. PRICE  
MARYLAND PROFESSIONAL LAND SURVEYOR # 21846  
LICENSE EXPIRES: 5/31/2020

SUBDIVISION RECORD PLAT

LOT 3, BLOCK 3  
ROCKVILLE TOWN CENTER

4TH ELECTION DISTRICT  
CITY OF ROCKVILLE  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: OCTOBER, 2018

VIKA MARYLAND, LLC ■  
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SURVEYORS ■ GEOMATICS ■  
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